

PUBLIC HEARING

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the Board of Supervisors' Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, VA, on **WEDNESDAY, DECEMBER 1, 2010**, at **6:00 p.m.** to consider the following:

SPEX 2010-0013 **LUCK STONE INTER-QUARRY TUNNEL** *(Special Exception)*

Luck Stone Corporation of Richmond, Virginia, has submitted an application for a special exception to modify the conditions of approval associated with SPEX 1990-0019, Luck Stone Quarry, in the MR-HI (Mineral Resource-Heavy Industry) zoning district. The proposed modifications would permit a below-grade inter-quarry tunnel access road under the Goose Creek, in lieu of the approved conveyor/bridge, to serve a planned quarry extension on the west side of the Goose Creek. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Section 3-1004(J), pursuant to Sections 3-1007 and 3-1008. The subject property is also located within the QN (Quarry Notification) Overlay District-Luck Quarry, partially within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour for the Leesburg Executive Airport, and partially within the FOD (Floodplain Overlay District). The area of the proposed Special Exception comprises one parcel containing approximately 148.41 acres, and portions of two adjacent parcels containing approximately 137.03 acres and 235.89 acres, respectively, and is located within the Luck Stone Quarry, on the west side of Belmont Ridge Road (Route 659), south of the Town of Leesburg, on the south side of the W&OD Trail, on the east side of Cochran Mill Road (Route 653), and north of the Dulles Greenway (Route 267), at 41551 Cochran Mill Road, Leesburg, Virginia, in the Catoctin Election District, and 20035, 20129, 20137, 20210, and 20235 Luck Lane, Ashburn, Virginia, in the Broad Run Election District. The subject property is more particularly described as Tax Map Numbers /61/////////6/; /61/////////8/; and /61/////////23/ (PIN#s 151-37-7403; 151-16-0598; and 152-39-5797, respectively). The area is governed by the policies of the Revised General Plan (Transition Policy Area (Lower Sycolin Subarea)), the 2010 Countywide Transportation Plan, and the Toll Road Plan which propose significant open space to protect the Goose Creek and Beaverdam Reservoirs and diabase quarry operations, and which designate this area for residential uses at a base density of 1 dwelling per 10 acres in a clustered pattern, with the option to rezone to a density of 1 dwelling per 3 acres in a Rural Village, and for non-residential uses that provide a transition between the Rural and Suburban Policy Areas.

ZMAP 2007-0006 & SPEX 2007-0054 **TALL OAKS SUBDIVISION LOT 1** *(Zoning Map Amendment Petition and Special Exception)*

Moe and Susan Gharai of Great Falls, Virginia, have submitted an application to rezone approximately 1.42 acres from the PD-IP (Planned Development-Industrial Park) zoning district under the 1972 Zoning Ordinance to the PD-IP (Planned Development-Industrial Park) zoning district under the Revised 1993 Zoning Ordinance in order to develop flex industrial and office uses at a Floor Area Ratio (FAR) of approximately 0.24. The property is located within the Route 28 Taxing District. The applicant has also submitted an application for a special exception to permit office uses in the PD-IP zoning district. This special exception application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Section 4-504(A). This application also requests modifications of Sections 4-505(B) and 5-900 of the Revised 1993 Zoning Ordinance to: 1) Reduce the required yard and building setback along Cascades Parkway from 100 feet to 34 feet; 2) Reduce the required yard and

building setback along Woodland Road from 35 feet to 22 feet; and 3) Reduce the required parking setback along Woodland Road from 25 feet to 17 feet. The property is approximately 1.42 acres in size and is located on the northwest side of the intersection of Woodland Road (Route 679) and Cascades Parkway (Route 637), at 21675 Cascades Parkway, Sterling, Virginia, in the Potomac Election District. The property is more particularly described as Tax Map Number /81/B/3/////1/ (PIN# 031-49-7342). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Sterling Community)), and the Bicycle and Pedestrian Mobility Master Plan, and the Countywide Retail Policy Plan Amendment, which designate this area for Keynote Employment with a recommended Floor Area Ratio (FAR) of 0.4 to 1.0.

SPEX-2010-0009
TOTAL CLEANERS, INC.
(Special Exception)

Total Cleaners, Inc. of Ashburn, Virginia, has submitted an application for a special exception to permit a dry cleaning plant in an existing commercial condominium in the PD-IP (Planned Development-Industrial Park) zoning district. The property is also located within the AI (Airport Impact) Overlay District, between the Ldn 60-65 aircraft noise contours, and within the Route 28 Taxing District. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Section 4-504(T). The subject property is an approximately 4,463 square foot commercial condominium located upon a parcel approximately 10.88 acres in size, and is located in the northwest quadrant of the intersection of Loudoun County Parkway (Route 607) and Beaumeade Circle (Route 3037), at 44710 Cape Court, Suite 136, Ashburn, Virginia, in the Dulles Election District. The property is more particularly described at Tax Map Number /80/E/1P1/136/ (PIN# 060-10-3176-019). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)) and the Dulles North Area Management Plan, which designate this area for Business uses.

SPEX 2010-0019
MERRITT AT BEAUMEADE
(Special Exception)

Merritt Properties, LC of Ashburn, Virginia, has submitted an application for a special exception to permit 100% office use (in support of data center uses) in the PD-IP (Planned Development-Industrial Park) zoning district. The subject property is also located within the Route 28 Tax District, and located partially within the AI (Airport Impact) Overlay District, between the Ldn 60-65 aircraft noise contours. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Section 4-504(A). The subject property is approximately 44.76 acres in size and is located at the western terminus of Guilford Drive, on the south side of Smith Switch Road (Route 607) and the Washington & Old Dominion Trail, at 44590, 44600, 44601, 44610, 44611, 44620, and 44621 Guilford Drive, Ashburn, Virginia, in the Dulles Election District. The subject property is more particularly described as Tax Map Number /80//35////B1/ (PIN# 060-28-7846), Tax Map Number /80//35////B2/ (PIN# 060-38-1579), Tax Map Number /80//35////B3/ (PIN# 060-38-0622), Tax Map Number /80//35////B4/ (PIN# 060-38-6530), and Tax Map Number /80//35////B5/ (PIN# 060-39-1784). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)) and the Dulles North Area Management Plan, which designate this area for Business and Light Industrial uses.

ZMOD 2010-0002
WEBB BUFFER EASEMENT
(Zoning Ordinance Modification)

Dennis and Jamie Webb of Broadlands, Virginia, have submitted an application to modify the concept development plan approved with ZMAP-1995-0003 and ZCPA-1994-0005, Broadlands and Broadlands South, in order to reduce the width of the buffer yard illustrated on Sheet 2 of the concept development plan from 50 feet to 6 feet to permit the installation of an in-ground pool, pool deck, retaining wall, and fence, with no resulting change in density, in the PD-H3 (Planned Development-Housing) zoning district. This application is subject to the Revised 1993 Zoning Ordinance and the modification of zoning regulations applicable to the approved concept development plan is authorized under Section 6-1511(B)(4). The property is approximately 0.24 acres in size and is located south of Truro Parish Drive (Route 2119) and on the west side of Glebe View Drive (Route 2348), at 21457 Glebe View Drive, Ashburn, Virginia, in the Dulles Election District. The property is more particularly described as Tax Map Number /78//50/////6/ (PIN# 155-27-4004). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)) and the Dulles North Area Management Plan, which designate this area for residential development with recommended densities up to 4 dwelling units per acre.

CPAM 2010-0001
BELMONT RIDGE ROAD
(Comprehensive Plan Amendment)

Pursuant to Sections 15.2-2225 and 15.2-2229 of the Code of Virginia, the Planning Commission hereby gives notice of a Comprehensive Plan Amendment (CPAM) to amend the Loudoun County 2010 Countywide Transportation Plan (adopted June 15, 2010) in order to amend certain text and maps applicable to a portion of Belmont Ridge Road (Route 659) located within the Ashburn Community of the Suburban Policy Area. The proposed amendments would:

- Revise text in Chapter 2, *County Road Network, Suburban Policy Roads, Ashburn Community*, in order to reduce the planned ultimate condition of Belmont Ridge Road from 6 to 4 lanes, clarify funding sources for widening Belmont Ridge Road to 4 lanes, and revise Figures depicting the Dulles South, Eastern Loudoun, and Leesburg Areas to show the planned ultimate condition of Belmont Ridge Road as 4 lanes.
- Revise policies in Appendix 1, *Planning Guidelines for Major Roadways Countywide*, in regard to Belmont Ridge Road to reduce the ultimate condition of the segment of Belmont Ridge Road from Route 7 (Harry Byrd Highway) south to Route 645 (Croson Lane) from 6 to 4 lanes (urban four-lane median divided section with curb and gutter), and to clarify that the ultimate condition of the segment of Belmont Ridge Road from Route 645 south to Route 659 Relocated (Northstar Boulevard) will continue to be 6 lanes (urban six-lane median divided section with curb and gutter).
- Revise Figures in Appendix 2, *Corridor Adequacy Analysis*, to reduce the depicted 2030 Level of Service for the eastern and northwestern portions of the Revised Countywide Transportation Plan Network in regard to the reduced ultimate condition of Belmont Ridge Road.
- Revise Appendix 3, *Improvement Priorities*, to reduce the cost of the Long Term Projects for Belmont Ridge Road in regard to its reduced ultimate condition from 6 to 4 lanes from Route 7 to Route 645.
- Revise the Revised 2030 Countywide Transportation Plan Map to depict the ultimate condition of the 150-foot wide right-of-way for Belmont Ridge Road (from Harry Byrd Highway (Route 7) to Croson Lane (route 645)) as 4 lanes.

Revise such other sections of the 2010 Countywide Transportation Plan as necessary to implement and maintain consistency with the proposed amendments.

SPEX 2008-0031
LOUDOUN PARKWAY CENTER PARCEL N
(Special Exception)

S A Associates North LLC of Washington, DC has submitted an application for a special exception to permit a personal service establishment and restaurant in the PD-OP (Planned Development-Office Park) zoning district. The property is located within the AI (Airport Impact) Overlay District, between the Ldn 60-65, and outside of but within one (1) mile of the Ldn 60, aircraft noise contours. This application is subject to the Revised 1993 Zoning Ordinance and the proposed personal service establishment use is listed as a Special Exception use under Section 4-304(M) and the proposed restaurant use is listed as a Special Exception use under 4-304(N). The area of the proposed special exception is an approximately 6.59 acre portion of an approximately 38.82 acre parcel that is located in the southwest quadrant of the intersection of Loudoun County Parkway (Route 607) and Shellhorn Road (Route 643), and on the north side of the Dulles Greenway (Route 267), in the Dulles Election District. The property is more particularly described as Tax Map Number /93/////////5/ (PIN# 089-29-1706). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Dulles Community)), 2010 Countywide Transportation Plan, and the Countywide Retail Policy Plan Amendment, which designate this area for Keynote Employment uses and recommend non-residential development at a Floor Area Ratio (FAR) of 0.4 to 1.0.

SPEX 2009-0005
HARVARD JUNIOR PRESCHOOL
(Special Exception)

Navneen Sandhu of Ashburn, Virginia has submitted an application for a special exception to permit a child care center in the R-2 (Single Family Residential) zoning district. The property is also located within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Section 3-203(S), subject to the Additional Regulations set forth in Section 5-609. The modification of the buffering and screening requirements applicable to the proposed Special Exception use is authorized as part of an approval action of a Special Exception under Section 5-1403(C), pursuant to which the applicant also requests a modification of Section 5-1413(C)(1)(a), *Peripheral Parking Lot Landscaping, Where the property line abuts land other than street right-of-way*, and Table 5-1414(A) of Section 5-1414(A), *Buffer Yard and Screening Matrix*, to 1) Modify the required plantings and reduce the minimum width of the Type 1 Side Buffer Yard from 10 feet to 3 feet along the portion of the eastern boundary of the property adjacent to the proposed parking lot; 2) Modify the required plantings and reduce the minimum width of the Type 2 Side Buffer Yard from 20 feet to 3 feet along the portion of the western boundary of the property adjacent to the proposed parking lot, and to 6.5 feet along the remainder of the western boundary; 3) Modify the minimum width of the landscaping strip located between the proposed parking lot and the eastern and western boundaries of the property from 10 feet to 3 feet; and 4) Reduce the minimum width of the required Type 2 Rear Buffer Yard located along Waxpool Road from 20 feet to 7 feet. The subject property is approximately 1.0 acre in size and is located on the southwest side of Shellhorn Road (Route 643) and on the north side of Waxpool Road (Route 2119), at 43676 Waxpool Road, Ashburn, Virginia, in the Dulles Election District. The property is more particularly described as Tax Map Number /79/////////11/ (PIN# 119-30-7673). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)), which designates this area for residential uses.

Except as noted in the individual notices above, full and complete copies of the above-referenced amendments, applications, ordinances and/or plans, and related documents may be

examined in hard copy at the Loudoun County Department of Building and Development, County Government Center, 1 Harrison Street, S.E., 2nd Floor, Leesburg, Virginia, from 9:00 AM to 4:30 PM, Monday through Friday or call 703-777-0397, or electronically at www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications. Additionally, documents may be viewed and downloaded electronically the week before the hearing at www.loudoun.gov/pc. The Planning Commission will conduct a briefing session on the above-referenced application(s); please see the Planning Commission calendar for the exact date and time. For further information, contact the Department of Planning at 703-777-0246.

Citizens are encouraged to call in advance to sign up to speak at the public hearing. If you wish to sign up in advance of the hearing, please call the Department of Planning at 703-777-0246 prior to 12:00 PM on the day of the public hearing. Speakers may also sign up at the hearing. Written comments are welcomed at any time and may be sent to the Loudoun County Planning Commission, 1 Harrison Street, S.E., 3rd Floor, MSC #62, Leesburg, Virginia 20175, or by e-mail to loudounpc@loudoun.gov. If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and the Clerk's records. All members of the public will be heard as to their views pertinent to these matters. Any individual representing and/or proposing to be the sole speaker on behalf of a citizen's organization or civic association is encouraged to contact the Department of Planning prior to the date of the public hearing if special arrangements for additional speaking time and/or audio-visual equipment will be requested. Such an organization representative will be allotted 6 minutes to speak, and the Chairman may grant additional time if the request is made prior to the date of the hearing and the need for additional time is reasonably justified.

Citizens are encouraged to call the Department of Planning on the day of the public hearing to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at www.loudoun.gov/pc.

Hearing assistance is available for meetings in the Board of Supervisors' Meeting Room. FM Assistive Listening System is available at the meetings at all other locations. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, contact the Department of Planning at 703-777-0246. Please provide three days' notice.

Robert Klancher, Chairman